

TIMED ONLINE  
**Land Auction**  
BUYER'S PROSPECTUS

**Kandiyohi County**  
MINNESOTA  
Green Lake Township

OPENS: MONDAY, NOVEMBER 25  
**CLOSES: TUESDAY, DECEMBER 3 | 4:30PM** 2019

**LAND LOCATED:** From Kandiyohi, MN, 1 3/4 miles north on County Road 8 NE. Land on east side of the road.

**145<sub>±</sub>**  
**acres**  
*offered in 1 tract*



Steffes Group, Inc. | 24400 MN Hwy 22 South, Litchfield, MN | [SteffesGroup.com](http://SteffesGroup.com)

**Steffes Group, 320.693.9371, Eric Gabrielson 701.238.2570 or Shelly Weinzettl 763.300.5055 or online at [SteffesGroup.com](http://SteffesGroup.com)**



Eric Gabrielson MN47-006, Ashley Huhn MN47-002, Shelly Weinzettl MN47-017, Scott Steffes MN14-51.

**TERMS:** Ten percent down upon signing purchase agreement, payable by cash or check. Balance due on or before January 6th, 2020. This is a 5% buyer's premium auction.

The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guarantees expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

## **All ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.**

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.



### **SPECIFIC TERMS FOR ONLINE ONLY AUCTION**

Steffes Group along with their employees are seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions.

Bid placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and auction does not end until there are no bids for 4 minutes.

The sale of this property IS NOT contingent on the bidder securing financing.

**The auction begins at Monday, November 25, and will end at 4PM Tuesday, December 3, 2019** All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.

- All bidders must register their name, address and telephone number in order for your bidding number to be approved.
- The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the purchase price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.
- The contract signing will take place at Steffes Group, 24400 MN Hwy 22 S, Litchfield, MN 55355
- If the winning bidder is unable to come to the Steffes office for signing of the contract, (320-693-9371) Arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy back to 320-693-9373 or send a scanned copy by email.
- Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must **be paid in full at closing on or before Monday, January 6, 2020.** Closing will take place at a professional closing company agreeable to both buyer and seller.

- Seller will provide up-to-date abstract(s) or owner's policy at their expense and will convey property by Warranty Deed.

- **2019 Taxes will be paid by seller. 2020 Taxes will be prorated to close.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.

- Closing Agent Fee will be shared equally between Buyer and Seller.

- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.

- **THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**

- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.

- The minimum bid raise will be \$50.00.

- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**

- **THE PROPERTY WILL BE SOLD SUBJECT TO SELLER CONFIRMATION**

- **LAND IS SUBJECT TO A FISH AND WILDLIFE SERVICE EASEMENT**

- **PROPERTY SOLD WITHOUT WARRANTY**

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any

warranties or representations, expressed or implied.

### **SUCCESSFUL BIDDER**

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision either to determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

### **SELLER'S PERFORMANCE**

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Seller's performance.

### **AGENCY DISCLOSURE**

Steffes Group, Inc. is representing the Seller.

### **POSSESSION**

Possession will be at closing.

### **MINERAL RIGHTS**

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

### **ENVIRONMENTAL DISCLAIMER**

The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any well.

### **EASEMENTS AND SURVEY**

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

### **BIDDING PROCEDURE**

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
2. Purchasing the property at a price you can afford.

### **How is this accomplished?**

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

### **AVOID OVER OR UNDER BIDDING**

- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

### **THE BIDDING STRATEGY**

- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid before the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.

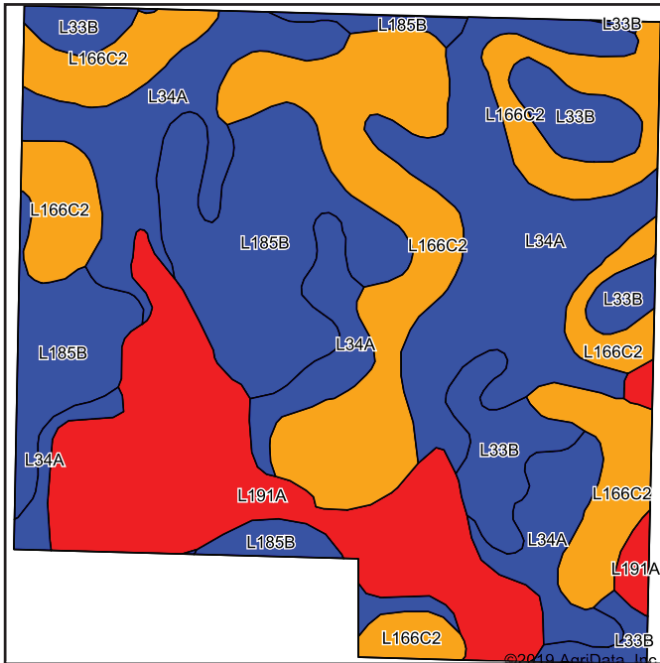
**AUCTIONEER'S NOTE:** 145± acre mix use property approximately 96± acres tillable with excellent soil weighted average. Balance of the land is woods, low ground and ponds. Prime wildlife habitat offering great hunting/recreational opportunities. Easy access of Highway 8.



**Kandiyohi County – 144.70± Acres**

Green Lake Township / PID #:18-034-0080 / Description: Sect-34 Twp-120 Range-34

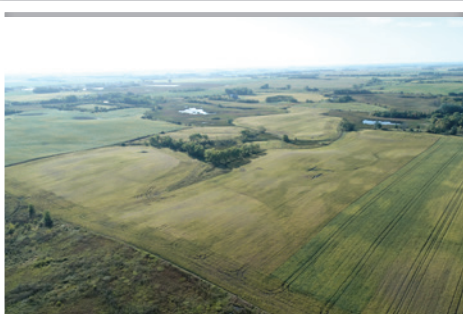
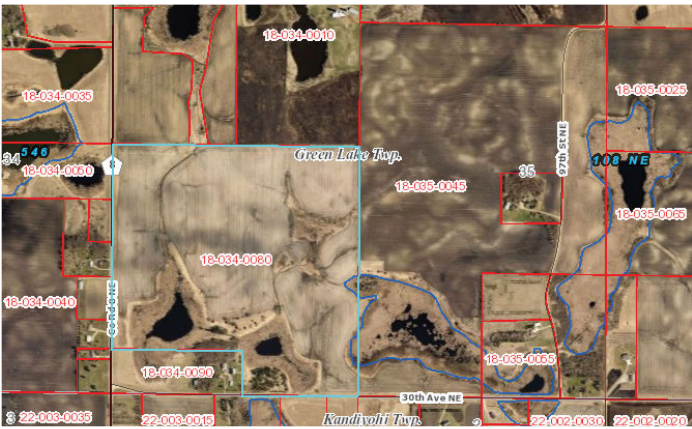
**2019 Taxes: \$5,234**



Area Symbol: MN067, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L34A	Cosmos silty clay, 0 to 2 percent slopes	40.76	28.2%	Blue	IIw	81
L166C2	Newlondon-Strout complex, 6 to 12 percent slopes, moderately eroded	40.49	28.0%	Yellow	IIIe	77
L191A	Blue Earth, Houghton, and Klossner soils, ponded, firm substratum, 0 to 1 percent slopes	25.68	17.7%	Red	VIIIw	5
L185B	Strout-Arkton complex, 2 to 6 percent slopes	25.62	17.7%	Dark Blue	IIe	83
L33B	Kandiyohi clay, 2 to 5 percent slopes	12.15	8.4%	Blue	IIe	90
<b>Weighted Average</b>						<b>67.5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.



MINNESOTA  
KANDIYOHI  
Form: FSA-156EZ



FARM : 5211  
Prepared : Sep 27, 2019  
Crop Year : 2020

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

**Operator Name** : ERIC D GRIMSGARD  
**Farms Associated with Operator** : 27-093-2059, 27-067-5211, 27-093-6082, 27-093-6573, 27-093-6907, 27-093-7331, 27-067-8232, 27-093-8727, 27-093-8729, 27-093-9465  
**CRP Contract Number(s)** : None  
**Recon ID** : None  
**ARCPLC G//F Eligibility** : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
142.41	100.64	100.64	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	100.64	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	12.20	0.00	38	
Corn	69.90	0.00	116	
Soybeans	15.40	0.00	30	
<b>TOTAL</b>	<b>97.50</b>	<b>0.00</b>		

NOTES

**Tract Number** : 2190

**Description** : H10 SE 34 GRL  
**FSA Physical Location** : MINNESOTA/KANDIYOHI  
**ANSI Physical Location** : MINNESOTA/KANDIYOHI  
**BIA Unit Range Number** :  
**HEL Status** : HEL field on tract.Conservation system being actively applied  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : SRO FAMILY PARTNERSHIP, LLP  
**Other Producers** : None  
**Recon ID** : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
142.41	100.64	100.64	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	100.64	0.00	0.00	0.00	0.00	0.00



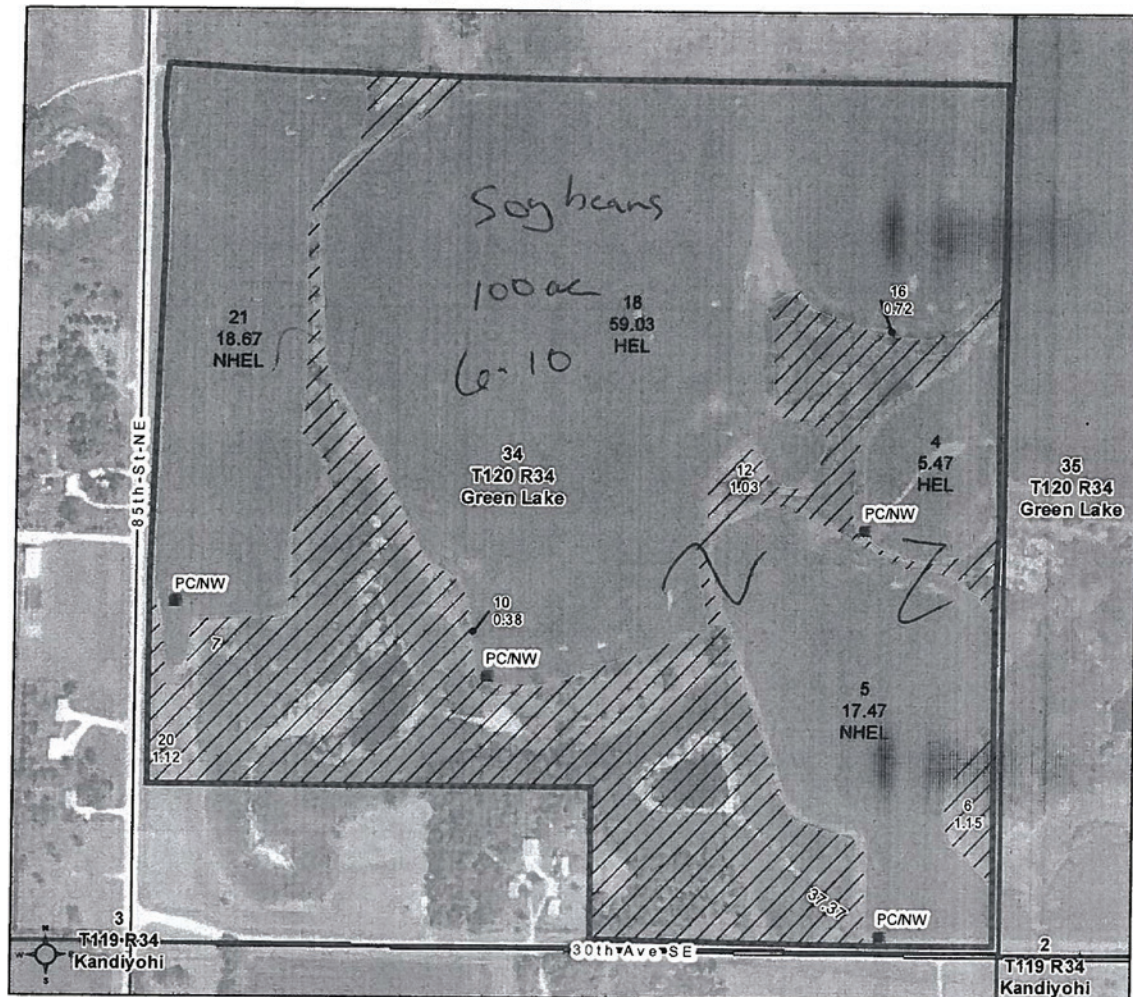
Kandiyohi County, Minnesota

Farm 5211

Tract 2190

2019 Program Year

Map Created March 07, 2019



Unless otherwise noted:  
 Shares are 100% operator  
 Crops are non-irrigated  
 Corn = yellow for grain  
 Soybeans = common soybeans for grain  
 Wheat = HRS, HRW = Grain  
 Sunflower = Oil, Non-Oil = Grain  
 Oats and Barley = Spring for grain  
 Rye = for grain  
 Peas = process  
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
 Beans = Dry Edible  
 NAG = for GZ  
 Canola = Spring for seed

**Common Land Unit**  
 // Non-Cropland  
 Cropland  
 [ ] Tract Boundary

**Wetland Determination Identifiers**  
 ● Restricted Use  
 ▽ Limited Restrictions  
 ■ Exempt from Conservation  
 Compliance Provisions

Tract Cropland Total: 100.64 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2017 NAIP imagery.

Tract 2190 Continued ...

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	12.20	0.00	38
Corn	69.90	0.00	116
Soybeans	15.40	0.00	30
<b>TOTAL</b>	<b>97.50</b>	<b>0.00</b>	

**NOTES**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

St. - Minnesota W.A.  
Kandiyohi  
Schroeder, Herbert C.

UNITED STATES DEPARTMENT OF THE INTERIOR  
FISH AND WILDLIFE SERVICE

298821

EXHIBIT "A"

Map 1 of 1

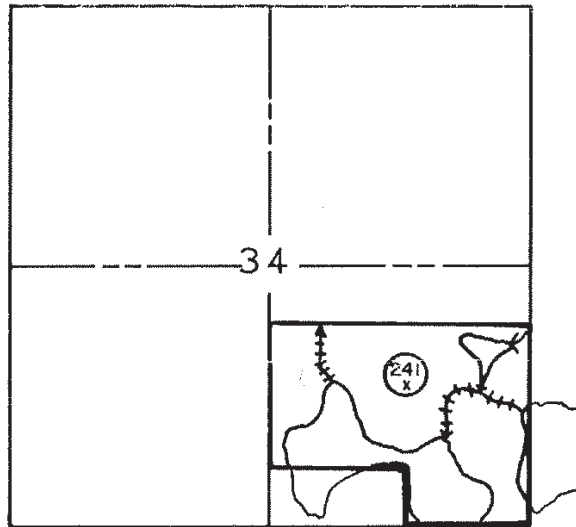
TRACT (241X)

WATERFOWL PRODUCTION AREA Kandiyohi COUNTY, STATE OF Minnesota

EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934,  
AS AMENDED.

T. 120 N., R. 34 W., 5th PRINCIPAL MERIDIAN

Section 34: S 1/2 N 1/2 SE 1/4, S 1/2 SE 1/4 except the South 426 feet  
of the West 1,398 feet






Scale: 4 Inches = 1 Mile

This map delineates wetlands referred to in the easement conveyance dated 9/13/83 which the parties of the first part agree to maintain as a waterfowl production area. The lands covered by this conveyance include any enlargements of the delineated wetland areas resulting from normal or abnormal increased water.

*Herbert C. Schroeder*  
Landowner Signature

LEGEND

-  Boundary of Easement Description
-  Wetlands covered by provisions of the easement
-  Nonfunctional drainage facilities which the landowner agrees NOT to repair or clean out

Prepared by: Edly B. Peterson, Realty Specialist Date: 9/13/83

\*GPO 678-004

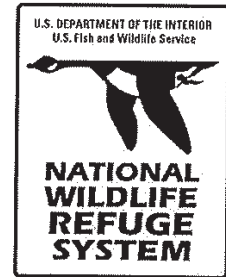
MICROFILM 32393





United States Department of the Interior  
U. S. Fish and Wildlife Service

Litchfield Wetland Management District  
22274 615th Avenue  
Litchfield, Minnesota 55355  
(320) 693-2849



February 4, 2015

**RE: Parcel Number(s): 18-034-0080**  
**Easement(s) 241X**  
Kandiyohi County, Minnesota

SRO FAMILY PARTNERSHIP, LLP  
4983 167TH AVE SE  
KINDRED, ND 58051

To whom it may concern:

In an effort to protect important wetland habitat, the U.S. Fish and Wildlife Service (Service) has acquired easements for waterfowl management purposes from willing sellers in western Minnesota, the Dakotas and parts of Montana. These wetlands are critical to America's waterfowl resource, since more than half of the ducks produced each year are from this four-state area.

Public land records indicate that you are the title holder of one or more parcels that are protected by Service easements.

All Service easements are recorded in their respective county courthouse at the time of purchase. The courthouse record serves as legal notice to you and all subsequent landowners, but as a courtesy, I am sending you this letter and a copy of the easement map for your information. The easement map includes a legal description of the property included in the easement.

Under the terms of the easement, you are not allowed to drain, fill, burn, or level the protected wetlands. If you have any tenants, then it is your responsibility to inform them about the terms of the easement. Your cooperation in this matter is greatly appreciated.

If you have any questions, please contact the Litchfield Wetland Management District office, at the address listed above, or call (320) 693-2849.

Sincerely,

Ashley Look  
Federal Wildlife Officer

Enclosure

**MARK THOMPSON**  
**KANDIYOHI COUNTY AUDITOR-TREASURER**  
 PO BOX 896  
 WILLMAR, MN 56201-0896  
 320-231-6202  
 www.kcmn.us

**2019**

**PROPERTY TAX STATEMENT**

PRCL# 18-034-0080 RCPT# 5227  
 TC 5.838 5.838

GREEN LAKE TWP

**Property ID Number:** 18-034-0080  
**Property Description:** SECT-34 TWP-120 RANG-34  
 SE1/4 EXC. S 476' OF W 1398' OF  
 SE1/4

SRO FAMILY PARTNERSHIP, LLP  
 4983 167TH AVE SE  
 KINDRED ND 58051

45715-T  
 ACRES 144.70

		Values and Classification		
		Taxes Payable Year	2018	2019
Step 1	Estimated Market Value:	583,800	583,800	
	Homestead Exclusion:			
	Taxable Market Value:	583,800	583,800	
		New Improve/Expired Excls:		
		Property Class:		AGRI NON-HSTD AGRI NON-HSTD RUVVC NON-HSTI RUVVC NON-HST
Sent in March 2018				
Step 2	Proposed Tax	* Does Not Include Special Assessments		5,208.00
Sent in November 2018				
Step 3	Property Tax Statement			
	First half Taxes:		2,617.00	
	Second half Taxes:		2,617.00	
	Total Taxes Due in 2019		5,234.00	

**\$\$\$ REFUNDS!**

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

		Taxes Payable Year:	2018	2019
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund .....				.00
File by August 15th. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b> <input type="checkbox"/>				
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....			.00	
<b>Property Tax and Credits</b>	3. Property taxes before credits .....		5,478.38	5,596.64
	4. A. Agricultural and rural land tax credits .....		.00	.00
	B. Other credits to reduce your property tax .....		352.38	362.64
	5. <b>Property taxes after credits</b> .....		5,126.00	5,234.00
<b>Property Tax by Jurisdiction</b>	6. County .....		3,399.75	3,512.59
	7. City or Town .....		549.24	549.18
	8. State General Tax .....		.00	.00
	9. School District: 347			
	A. Voter approved levies .....		528.57	543.93
	B. Other local levies .....		518.19	497.64
	10. Special Taxing Districts:			
	A. KANDI HRA .....		64.45	63.70
	B. MID-MN DEV COMM .....		11.99	12.20
	C. KANDI/WILLMAR EDC .....		53.81	54.76
	D. ....			
	11. Non-school voter approved referenda levies .....			
	12. Total property tax before special assessments .....		5,126.00	5,234.00
<b>Special Assessments on Your Property</b>	13. A. ....			
	B. ....			
	C. ....			
	D. ....			
	E. ....			
	14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> .....		5,126.00	5,234.00

**Notes:**

---

---

---

---

---

---

---

---

---

---

EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT

DATE: \_\_\_\_\_

Received of \_\_\_\_\_

Whose address is \_\_\_\_\_

SS# \_\_\_\_\_ Phone# \_\_\_\_\_ the sum of \_\_\_\_\_ in the form of \_\_\_\_\_

as earnest money deposit and in part payment of the purchase of real estate sold by Auction and described as follows: \_\_\_\_\_

This property the undersigned has this day sold to the BUYER for the sum of \_\_\_\_\_ \$ \_\_\_\_\_

Earnest money hereinafter receipted for \_\_\_\_\_ \$ \_\_\_\_\_

Balance to be paid as follows \_\_\_\_\_ In cash at closing \_\_\_\_\_ \$ \_\_\_\_\_

1. Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYER'S default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of the deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYER'S breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.

2. Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.

3. If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.

4. Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.

5. State Taxes: SELLER agrees to pay \_\_\_\_\_ of the real estate taxes and installment of special assessments due and payable in \_\_\_\_\_ BUYER agrees to pay \_\_\_\_\_ of the real estate taxes and installments and special assessments due and payable in \_\_\_\_\_ SELLER warrant taxes for \_\_\_\_\_ are Homestead, \_\_\_\_\_ Non-Homestead. SELLER agrees to pay the State Deed Tax.

6. Other fees and taxes shall be paid as set forth in the attached Buyer's Prospectus, except as follows: \_\_\_\_\_

7. The property is to be conveyed by \_\_\_\_\_ deed, free and clear of all encumbrances except in special assessments, existing tenancies, easements, reservations and restrictions of record.

8. Closing of the sale is to be on or before \_\_\_\_\_ . Possession will be at closing.

9. This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property. Buyer's inspection shall be performed at Buyer's sole cost and expense. Buyer hereby indemnifies Seller for any damage to the property as a result of Buyer's inspections.

10. The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the attached Buyer's Prospectus or any announcements made at auction.

11. Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.

12. Any other conditions: \_\_\_\_\_

13. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: \_\_\_\_\_

Seller: \_\_\_\_\_

Steffes Group, Inc.

Seller's Printed Name & Address:

\_\_\_\_\_

\_\_\_\_\_

SteffesGroup.com

Drafted By: Saul Ewing Arnstein & Lehr LLP

TIMED ONLINE  
**Land Auction**  
BUYER'S PROSPECTUS

**Kandiyohi County**  
MINNESOTA  
Green Lake Township

OPENS: MONDAY, NOVEMBER 25  
**CLOSES: TUESDAY, DECEMBER 3 | 4:30PM** 2019

**LAND LOCATED:** From Kandiyohi, MN, 1 3/4 miles north on County Road 8 NE. Land on east side of the road.

**145<sub>±</sub>**  
**acres**  
*offered in 1 tract*

**SteffesGroup.com**



2000 Main Avenue East | West Fargo, ND 58078  
800.726.8609 TF | 701.237.9173 P | 701.237.0976 F

701.203.8400 P | Grand Forks, ND 58201

24400 MN Hwy 22 South | Litchfield, MN 55355  
320.693.9371 P | 320.693.9373 F

308.217.4508 | Lexington, NE 68850

2245 East Bluegrass Road | Mt. Pleasant, IA 52641  
319.385.2000 P | 319.385.4709 F

1688 Hwy 9 | Larchwood, IA 51241  
712.477.2144 P | 712.477.2577 F

515.432.6000 P | Ames, IA 50010